

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON APPLICATION FOR APPROVAL
OF THE REDEVELOPMENT PROJECT AND CONSENT TO THE
FORMATION OF WESTMINISTER PLACE, INC.

A. The Hearing. A public hearing was held at 2:30 P.M. on September 5, 1968, in the offices of the Boston Redevelopment Authority (hereinafter called "the Authority") at 73 Tremont Street, Boston, Massachusetts, by the Authority on an Application (hereinafter called "the Application") filed by Rev. Carl Bihldorff, Theodore P. Whittemore and Dwight S. Strong, (hereinafter called "the Applicants") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended, (hereinafter called "the Project"), and for consent to the formation of Westminister Place, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on August 22 and 29, 1968 in the Boston Herald Traveler, a daily newspaper of general circulation published in Boston, and mailing postage prepaid, in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A Projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Rt. Rev. Msgr.

Francis J. Lally, Chairman of the Authority, and James G. Colbert, Melvin J. Massucco, and Patrick Bocanfuso, members of the Authority, were present throughout the hearing.

B. The Project. The Project consists of the purchase by Westminster Place, Inc. of South End Urban Renewal Area Disposition Parcels 25 and P-12A (hereinafter called "the Project Area"), and the construction, operation and maintenance thereon of five apartment buildings consisting of approximately 110 dwelling units with appurtenant facilities including a community area, landscaping, walkways, driveways, and such on-site parking facilities as will provide 84 parking spaces. Said Parcels 25 and P-12A are shown on plan of land entitled "Plan of Land in Boston Delivery Parcels 25 and P-12A of South End Urban Renewal Area Project No. Mass. R-56" prepared by Charles T. Maguire and Associates. (Exhibit B of the Application)

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.

D. The Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of said Chapter 121A, Section 1, of the General Laws, providing, as it does, for the construction, operation and maintenance of decent, safe and sanitary residential buildings in part of a larger area which was previously declared to be a substandard and decadent area under Chapter 121 of the General Laws by the Authority on September 23, 1965. This finding was concurred in by the Boston City Council in its resolution approving the South End Urban Renewal Plan, and by the State Housing Board, and the Project Area was taken by the Authority by eminent domain in part, and by purchase in part, in furtherance of said Urban Renewal Plan.

Conditions exist which warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws and the Application constitutes a "project" within the meaning of that law. As stated above, the Project Area is included within a larger area which the Authority has already found to be substandard and decadent under the provisions of Chapter 121 and has been taken by eminent domain in part and purchase in part. The purposes of Chapter 121A and Chapter 652 of the Acts of 1960, as amended, will be met by the carrying out of the Project as it will provide desirable housing accommodations for low and moderate income families, especially those with children, of which there is a serious shortage in Boston.

E. Cost of the Project. In the opinion of the Authority, the cost of the project has been realistically estimated in the Application and the Project is practicable. The Applicants have applied for a mortgage insurance commitment from the Federal Housing Administration to insure the mortgage in the amount of \$2,103,400 under Section 221(d)(3) of the National Housing Act. All of the funds which will be required in addition to those obtained from the Federal Housing Administration mortgage financing are already available to the Applicants. Simultaneously with the execution of the Land Disposition Agreement between the Authority and Westminister Place, Inc., Westminister Place, Inc. will deposit with the Authority 20% of the purchase price for the Project Area and the balance of said purchase price will be paid simultaneously with the conveyance of the Project Area by the Authority to Westminister Place, Inc.

F. Master Plan. The Project does not conflict with the Master Plan of the City of Boston. In resolutions adopted by the Authority on September 23, 1965, in approving the South End Urban Renewal Plan, it was found and determined that such Urban Renewal Plan conforms to the Master Plan, as amended, for the locality. The Project conforms to the South End Urban Renewal Plan, as amended.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City or to the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will in fact forward the best interests of the City and will constitute a public use and benefit. The structures to be erected under the Project are attractive and efficiently designed apartment buildings with ample light and air and appurtenant green spaces and will enhance the general appearance of the Area and furnish attractive and necessary accommodations for families of low and moderate income.

Exhibit F of the Application sets forth amounts to be paid by agreement by the 121A Corporation to the City of Boston, in addition to the excise prescribed by Section 10 of Chapter 121A.

The carrying out of the Project will not of itself involve the destruction of buildings occupied in whole or in part as dwellings, since such demolition has been completed by the Authority in carrying out its Urban Renewal Plan referred to above. All of the families formerly resident in the Project Area have already been satisfactorily relocated. The Project will provide approximately 110 new dwelling units within the Project Area.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

H. Minimum Standards. The minimum standards for financing, construction, maintenance, and management of the Project as set forth in Exhibit D filed with and attached to the Application are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to the Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended. The Authority hereby approves any financing made pursuant to Paragraph 8 of the Application which is insured by the Federal Housing Administration notwithstanding that the amount thereof is in excess of 90% of the estimated cost of the Project.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than fifty pupils, or as a public or private hospital having more than twenty-five beds, or as a church.

The Application contains no request that the Authority declares the units separate buildings for the purposes of Chapter 138 of the General Laws.

I. Deviations. Exhibit E filed with and attached to the Application, sets forth no request for the project to deviate from zoning and other regulations in effect in the City of Boston.

The Authority is satisfied, by reliable and generally accepted tests, or by experience in other cities, and on other FHA projects, that the designs, construction, materials, apparatus, equipment or methods specified in the Application and supporting documents, and in the evidence presented at the hearing will sufficiently satisfy the purpose for which it or they are to be used and the purposes of the applicable laws, codes, ordinances, or regulations, respectively.

The Authority hereby finds that the Application and the Project conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, Chapter 652 of the Acts of 1960, as amended, and the applicable Rules and Regulations of the Authority, and the Authority for these reasons and for the reasons set forth in the Application and supporting documents, and the evidence presented at the hearing, and in this report, hereby approves the Project and consents to the formation of Westminster Place, Inc., as requested in the Application, and consents to the filing of the Articles of Organization for such corporation substantially in the form annexed to said Application.

MEMORANDUM

OCTOBER 3, 1968 4C

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: REPORT AND DECISION ON CHAPTER 121A APPLICATION
BY CARL BIHLTORFF AND OTHERS
PARCELS 25 & P-12A
SOUTH END URBAN RENEWAL AREA 1167
10/3

SUMMARY: This memo requests that the Board adopt the Report approving the 121A redevelopment project for Parcels 25 & P-12A, South End, and consent to the formation of Westminister Place, Inc.

A public hearing was held by the Authority on September 5, 1968 on an application filed by Carl Bihldorff and others for authorization and approval of a redevelopment project under Chapter 121A of the Massachusetts General Laws and Chapter 652 of the Acts of 1960, as amended, and for consent to the formation of Westminister Place, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purposes of undertaking and carrying out the project.

The 121A Application has been examined and found to contain sufficient evidence in support of the proposed undertaking to permit the Authority to proceed with the adoption of the attached Report and Decision approving the project.

This development presents an opportunity for the construction of much needed and desirable low and moderate income cooperative housing in the South End Area. As indicated by the Applicants at the public hearing and as stated in the Application, a five-building apartment complex of varying heights ranging from the two-story building to a nine-story tower will be developed on this site and will contain 110 apartments of efficiency, one-, two-, three-, and four-bedroom unit composition. Approximately 40 of the larger units will be made available to low income families through a long-term leasing agreement with the Boston Housing Authority.

The Redeveloper expects to receive an FHA mortgage insurance commitment in the amount of \$2,103,400 in the fall, at which time the FHA initial closing will be scheduled. Construction work will be commenced within one month of the closing.

